

2615 CROCKETT STREET

Greenville, TX



Property Overview

2613 Crockett Street is approximately 20,000 square-feet with 2 stories. There is a large recreational room, chapel, gymnasium, raquet ball room, bathrooms with showers/lockers, office spaces, and a commercial kitchen. This property has outdoor space to expand or add additional parking. With being walking distance from 2703 Wesley Street, this would be a perfect youth center in correlation with the church.

Property Highlights

- 20,000 SF organization center with 2 stories
- Includes gymnasium, chapel, raquet ball room, locker rooms, commercial kitchen, and more
- Located in the center of Downtown Greenville

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FOR SALE



Gymnasium



Entry



Kitchen



Chapel



Front



Rec Room

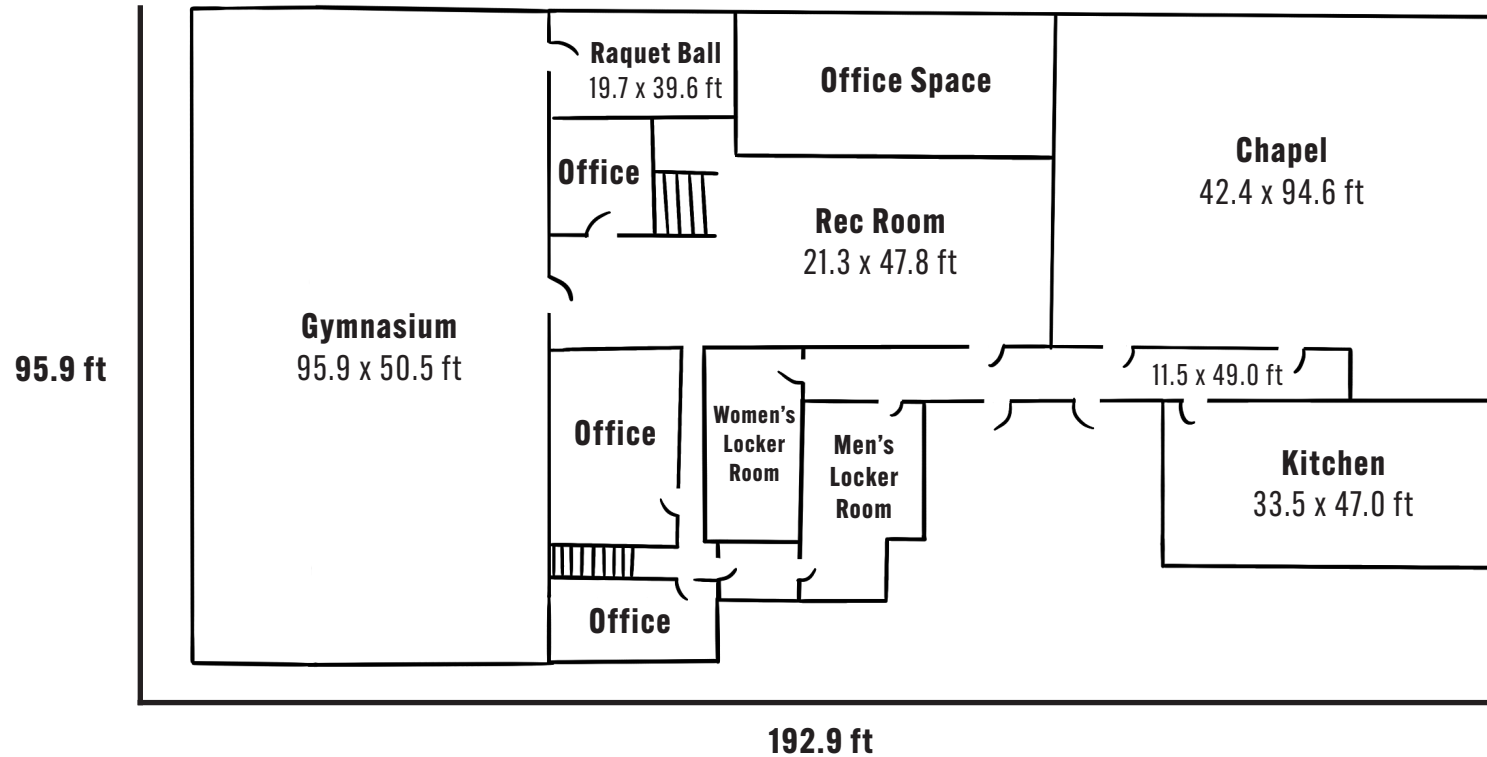


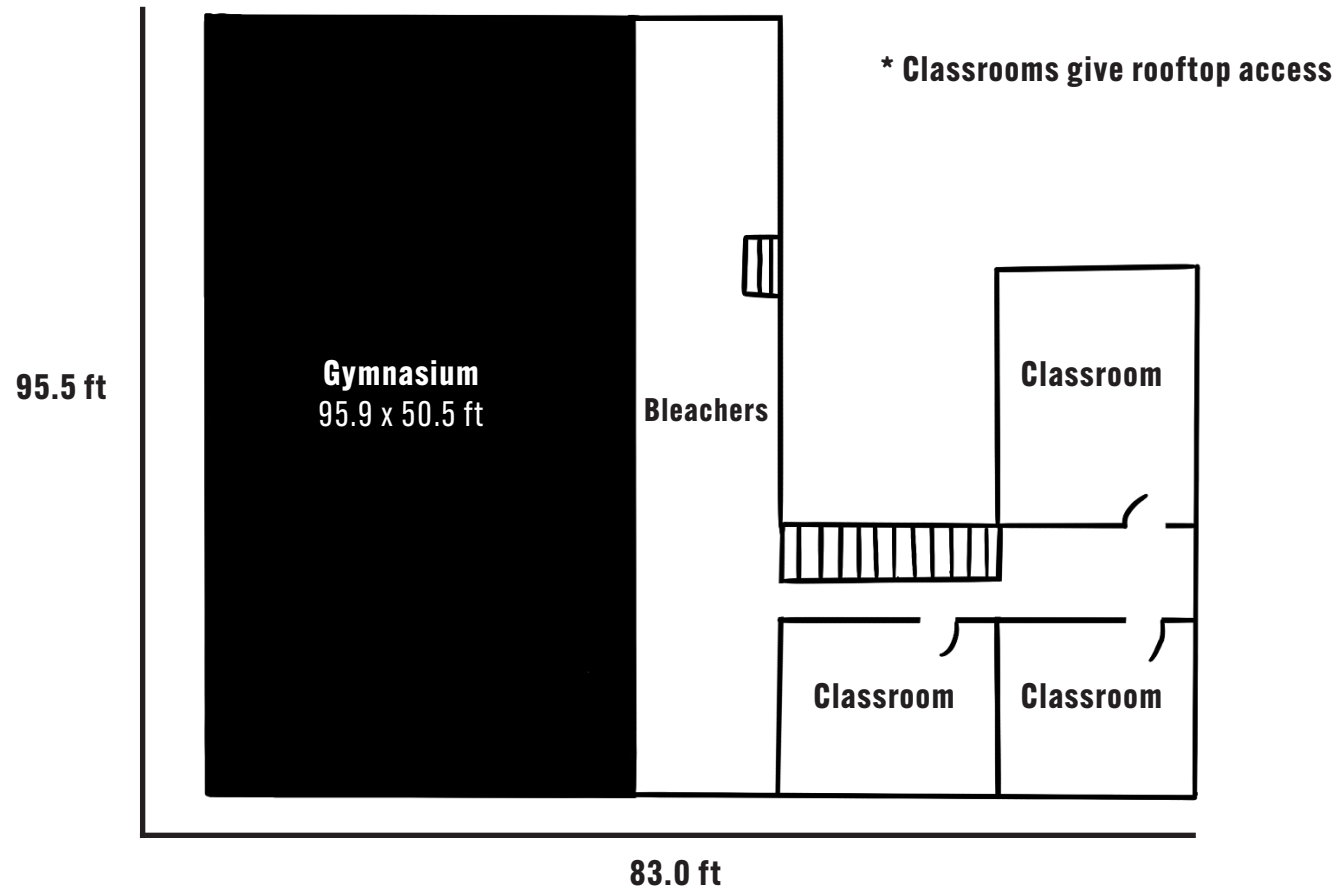
Locker Rooms



Office Space

* Gym had a new roof in 2016







The property is located off Crockett Street and just 1 minute from Highway 34, which receives over 6,000 vehicles per day. Being in the center of Downtown Greenville, it is surrounded by retailers and near many major traffic points. It is just a 5 minute drive from Interstate 30 and 3 minutes from Highway 69. This property would be a perfect religious/organization center or office space.



2615 Crockett St.

Parking Lot

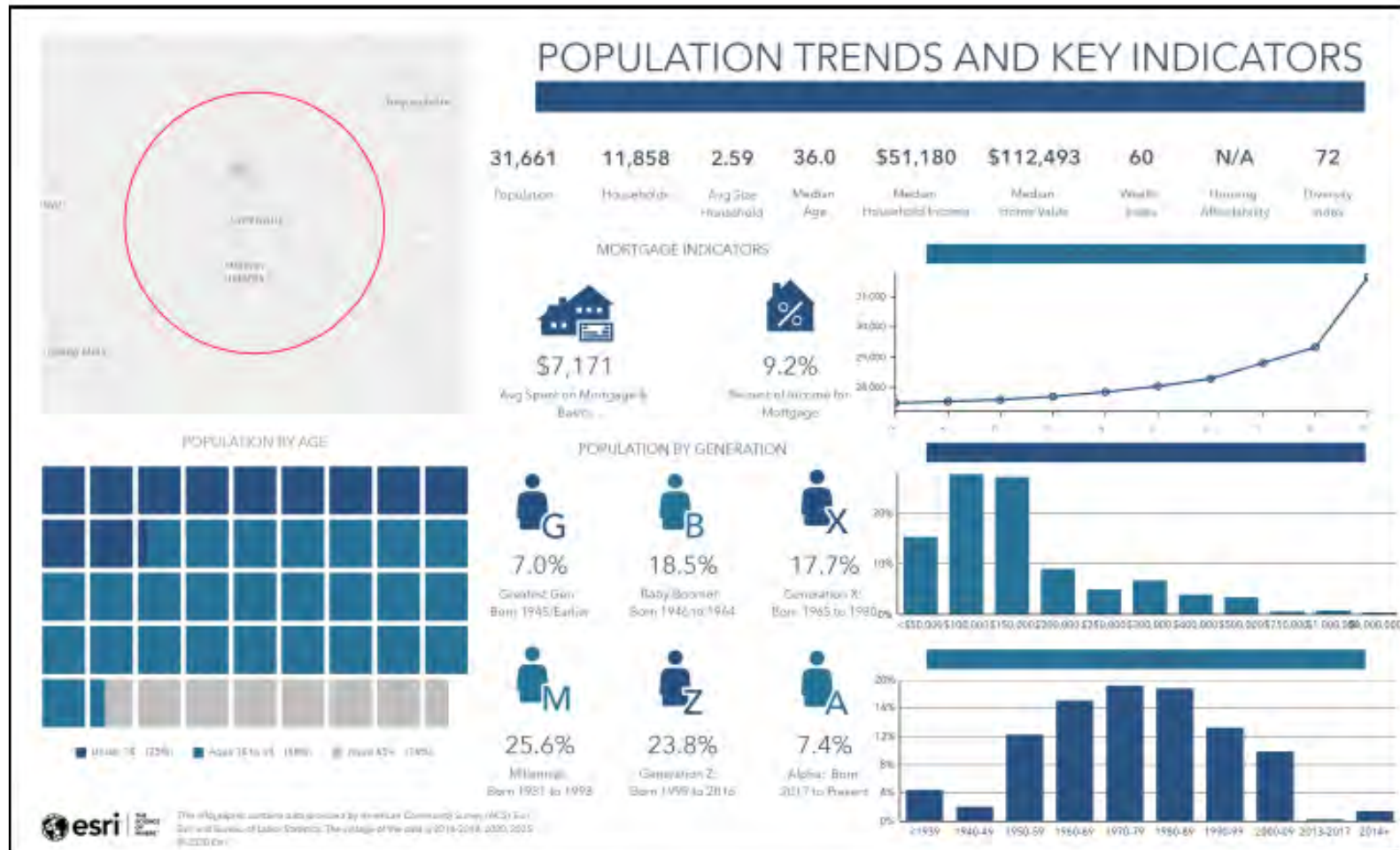
2703 Wesley St.

2615 Crockett St. is a 20,000-square-foot youth organization center.

There is also an option to acquire the 2703 Wesley St. listing which includes the marked parking lot. Additional parking space could potentially be available for lease or sale in the future. This property is a 35,000-square-foot church with a main worship center which seats over 250 people, a baptistry, kid's center, and more.

These 2 properties together could create an excellent investment opportunity in the growing city of Greenville.

Infographic: Population Trends (Ring: 5 mile radius)



**Location**

In the center of Downtown Greenville, TX and just 5 minutes from I-30, which receives over 53,000 VPD

**Square-Feet**

Over 20,000-square-feet

**Opportunity**

Perfect investment opportunity for a youth organization center with a possible main church across the street, which is also listed for sale



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials Date